



ALA MOANA/KAKAAKO NEIGHBORHOOD BOARD NO. 11

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REGULAR MEETING MINUTES

TUESDAY, JULY 25, 2006

MAKIKI CHRISTIAN CHURCH

CALL TO ORDER: Chair John Breinich called the meeting to order at 7:00 p.m. A quorum was present.

MEMBERS PRESENT: John Breinich, Larry Hurst, Joyce Kurtz, Marilyn Michaels, Dyane Sih.

MEMBERS ABSENT: Jennifer Gerard (excused), Nancy Hedlund (excused).

GUESTS: Joan Manke (Mayor's Representative), Councilmember Ann Kobayashi, Shawn Hamamoto (Councilmember Rod Tam's office), AnnaMaria Preston (Councilmember Charles Djou's office), Dr. Chihome Fukino (Governor's Representative), Senator Carol Fukunaga, Senator Gordon Trimble, Kristi Su-Ako (Senator Trimble's office), Representative Bev Harbin, Representative Anne Stevens, Captain Bert Nakamura (HFD), Officer Randy Akau, Sgt. Albert Lee and Capt. Thomas Grossi (HPD), Howard Tanaka (BWS), Gregg Takayama (UH School of Medicine), Pat Lee (HHCTCP), Lawrence Spurgeon (PBQD), Daniel Dinell (HCDA), Mike Polovcin (Hawaii Convention Center), Mark Tonini (Meadow Gold), Allen Leong (KC Rainbow Development), Ann Chung (HS&TC), Karl Rhoads (Downtown Neighborhood Board), John Steelquist (Makiki Neighborhood Board), Tom Brower, Louis Erteschik, Ray Gruntz and Mike Peters (Waikiki Neighborhood Board), Richard Loyd (Sheridan Community Patrol), Tom Foster, Roy Gritter, Jack Hamada, Dick Morris, Dexter Okada, Sonia Trimble, Mike Wilcox, Steve J. Rodrigues (Neighborhood Commission Office staff).

ELECTION OF OFFICERS:

Chair – Sih nominated John Breinich to serve as Chair for 2006-2007 (note – nominations do not require a second). **There being no other nominations, Breinich was elected by acclamation.**

Vice Chair – Kurtz nominated Marilyn Michaels to serve as Vice Chair for 2006-2007. There being no other nominations, Michaels was elected by acclamation.

Secretary – Kurtz nominated Dyane Sih to serve as Secretary for 2006-2007. There being no other nominations, Sih was elected by acclamation.

Treasurer – Sih nominated Joyce Kurtz to serve as Treasurer for 2006-2007. There being no other nomination, Kurtz was elected by acclamation.

HONOLULU FIRE DEPARTMENT: Captain Bert Nakamura reported: 1) For the month of June, the Pawaa Fire Station responded to 32 fires, 188 medical emergencies, 19 search and rescues, and 29 miscellaneous calls. 2) Fire Safety Tip: "Take the time to childproof your home, especially since keiki are on summer vacation. Check for potentially dangerous situations (i.e. electrical shock, accidental falls, or poisoning from medications, cleaning fluids, and houseplants). Keep matches and lighters in a safe place and out of the reach of small children."

HONOLULU POLICE DEPARTMENT: Sgt. Albert Lee reported the statistics for the months of June and May were: 4/5 robberies; 14/3 burglaries; 63/62 UEMV (unauthorized entry into a motor vehicle); 34/19 auto thefts; 3/15 aggravated assaults; 39/30 simple assaults; 196/210 motor vehicle collisions; 20/25 DUI; 10/9 sex assault; 17/19 family offenses; 52/37 drug offenses, 15/14 graffiti.

Concerns and comments followed:

- 1) Michaels mentioned there were two accidents involving pedestrians in the area within the past month. She asked the cause of the accidents. Sgt. Lee answered the accident at Atkinson and Ala Moana Hotel involved a bicyclist not in a crosswalk. People need to use common sense. A lot of times it's the



pedestrians' fault. It's always better to wait for the traffic signal. Michaels added red light running has become a problem. Sgt. Lee said even though pedestrians may have the right-of-way, the pedestrian will always lose to a vehicle. Officers do enforce motorists running the red light, but they have to prioritize their calls. Hurst suggested taking the license plate number and calling the police.

- 2) Kurtz said she almost ran over a bicyclist while making a right turn. The bicyclist was on the right side of her vehicle. Sgt. Lee indicated bicyclists riding on the right side of the road have the right-of-way.
- 3) Hurst noted there were suspicious individuals in his building's parking lot and officers detained the suspects. Sgt. Lee said officer arrested three individuals.

BOARD OF WATER SUPPLY – Howard Tanaka reported: 1) There was one main break in May (May 26 – Kona Street due to corrosion). There were no water main breaks in June and none thus far in July. 2) Kapiolani Boulevard Water and Sewer Improvement Project – A public information meeting was held on July 20 at McKinley High School. The Notice to Proceed for the project is July 24, but actual on-site construction will begin in September, after Labor Day on the sewer improvements with work on the water improvements to begin in January 2007. Sewer work will begin on Kamakee Street, while water work will begin on Atkinson Drive. Information on the project is available at www.kapiolaniwatersewer.org. The website will be updated weekly, or more often when the situation demands. For emergencies, a 24-hour hotline (587-8032) is available. 3) The 18th Annual Unthirsty Plant Sale will be held on August 5, Halawa Xeriscape Garden, 9:00 a.m. 4) BWS' Annual Water Quality Report (Consumer Confidence Report) was mailed to every service holder on O'ahu. If you reside in an apartment building or other residence where you aren't the service holder, call 748-5370 for a copy or visit www.hbws.org or www.boardofwatersupply.com. 5) Beginning on July 15 through September, all water bills will include an insert on the water rate increases that were adopted by BWS and will go into effect on October 1.

APPROVAL OF MAY 23, 2006 REGULAR MEETING MINUTES: The Board approved the minutes with the following corrections:

Page 4, under Representative Harbin, first paragraph, delete the third line.

Page 4, under Representative Stevens, first paragraph, second line, delete "**HB 211**" and insert "**HB 2550**".

TREASURER'S REPORT: Kurtz read the Financial Statement for the month of June. The Operating Account expenses were \$38.87, leaving a balance of \$992.00. The Publicity Account did not incur any expenses, leaving the balance at \$1,770.00. The Refreshment Account did not incur any expenses, leaving the balance at \$120.00. The report was accepted subject to audit.

RESIDENTS' CONCERNS: There were no residents' concerns.

COMMITTEE REPORTS AND KEY ORGANIZATIONS:

CHAIR'S REPORT:

Filling of Two Vacancies in Subdistrict 1 – Chair Breinich asked if there were any residents willing to fill the vacancies in Subdistrict 1. There were no interested candidates.

Pacific Regional BioSafety Laboratory (PacRBL) – Gregg Takayama of UH School of Medicine, said Dr. Jim Gains was unable to make tonight's meeting. Dr. Gains made a presentation at May's Neighborhood Board meeting. For more information on the project, please review May's minutes. Since the presentation was made in May, they have received notification that their requirements have been approved. The next step is to ask permission to select a developer. This project is important to the University and the community. He introduced Ann Chung, who has been organizing community meetings. Chung of Hawai'i Science & Technology Council, stated this is a four-year process. There is a long road ahead of us. Community input is very important in this process. She represents a non-profit organization and not the University. Her mission is to see that there is growth in the technology industry. The whole purpose of the lab is to protect ourselves – the faster we can find out

what we are dealing with the faster the decision-makers can make a decision. The next meeting will be held on August 23. She asked to give monthly updates.

Concerns and comments followed:

- 1) Chair Breinich had two concerns regarding the location of the project; a) It would be located in a highly populated area; b) It may not be in a tsunami zone, but it is in a flood zone. Chung stated the site was selected because of the synergy that was already in place (i.e. UH School of Medicine). This type of lab is extremely tight – nothing goes in and nothing comes out. It's the safest place to be. Takayama added it will be a three-story building with the lab raised on the second floor. In the 30-year existence of these labs they have survived floods, hurricanes, etc. The concerns will be considered by the planners.
- 2) Chair Breinich also had concerns about parking. Takayama stated it's one of the planning issues to be considered. Another possibility is to make it adjacent to the existing building.
- 3) A resident suggested putting the building on stilts. Takayama said it's a possibility.
- 4) Kurtz disagreed with putting parking underground, especially if a tsunami hits.
- 5) Takayama stated the lab was originally scheduled to be built in Pearl City. If it's not built in Kakaako it won't be built. Senator Trimble asked if there was any community opposition for the Pearl City site. Takayama answered the Pearl City Neighborhood Board voted to ratify the project. The questions raised were the same questions that were raised at this Board meeting. Chung added the community was willing to listen.

Moana Vista Update – Allen Leong displayed conceptual renderings of the proposed Moana Vista project. In addition, he stated the project was first presented to the Board in November 2005. At that time, the project was proposed to be built at two sites: 1015 Kapiolani Boulevard (former Chuckwagon site) and 1025 Waimanu Street. Since then, the project has been scaled down and will only be built at the Kapiolani Boulevard site. The project will entail a 41-story residential tower on top of a five-story parking garage. There will be 492 units. The major change will be 100 housing units.

Concerns and comments followed:

- 1) In response to Chair Breinich, Leong stated the setback and alignment of the building would not change. Residents will ingress/egress be through Waimanu Street, while commercial ingress/egress will be through Kapiolani Boulevard. They plan to widen Waimanu Street. Their application is still pending approval before HCDA.
- 2) Leong said some of the units will be rentals, while the rest of the project will be market price.
- 3) Chair Breinich asked Daniel Dinell of HCDA what is the process. Dinell answered HCDA has this issue on their next agenda (August 2) for possible action.

COMMUNITY RELATIONS COMMITTEE – No report.

LAND DEVELOPMENT AND UTILIZATION COMMITTEE: No report.

Hawai'i Community Development Authority (HCDA) – Daniel Dinell reported: 1) The next HCDA meeting will be held August 2, Ala Moana Boulevard, Suite 1000, 9:00 a.m. They anticipate taking action on the proposed adaptive reuse of the NCR Building. Two modifications are being requested by the applicant: one for height (they propose a portion of the building be 15 feet higher to match the existing structure) and the other for rear yard setback – thus requiring a public hearing, which was held on July 5). The only testimony submitted was from HECO, which did not oppose the project but asked the developer to consider certain conditions. Also on the agenda will be the proposed Moana Vista project. 2) There was an excellent turnout for the Mauka Area Plan and

Rules Meeting held on June 13. HCDA consultant Plan Pacific gave a slideshow presentation. Questions, comments and concerns were discussed followed the presentation. These have been recorded and will assist the consultant as the initiative proceeds. The presentation is available at www.HCDAweb.org. 3) HCDA distributed a questionnaire in June to frequent park users; tenants in the park vicinity; government officials and agencies; and interested parties (i.e. Neighborhood Board, etc.). The questions/items were all open-ended in order to solicit top of mind, candid comments. Over 70 questionnaires were sent out with a response rate of 16 percent. This feedback gives HCDA a baseline of how it is perceived by park users. It also gives HCDA an opportunity to identify specific areas of improvement and address them as applicable. Given the small sample size and low response rate, HCDA is cautious about taking specific action(s), except in cases where it is a non-cost item or where consensus is clear and within HCDA's control. HCDA is planning an informational meeting at the park amphitheater to review the results of the questionnaire. Those who were sent the input form will be notified.

Concerns and comments followed:

- 1) Resident Roy Gritter inquired about the proposed parks along the Queen Street extension project. Dinell stated the Queen Street extension project (ID 11) delayed the construction of the parks. The area was used for parking of construction vehicles.
- 2) A resident asked what is HCDA doing to address the increase in traffic. Dinell answered there is not one single solution; it's a complex issue. The Punchbowl exit is not funded (and won't be in the foreseeable future); they are looking at Forest Avenue (makai-side) but the Legislature needs to appropriate funding; HCDA is working with the Honolulu High-Capacity Transit Corridor Project.
- 3) Sih had concerns that the construction company for Moana Pacific is washing their tires 500 feet from the exit. Chair Breinich indicated it is not the first time this issue has been brought up. They need to follow the compliance and rules. Dinell stated he would be happy to send a letter to the developer (Allen Leong)

Victoria Ward – No report or representative was available.

The agenda was taken out of order. There were no objections.

Mayor's Representative – Joan Manke reported: 1) She acknowledged Donna Kiyosaki for doing an outstanding job as the Mayor's representative. Kiyosaki has found other employment opportunities. 2) Follow-up item: The intersection at Ala Moana Boulevard and Kamakee Street is under the jurisdiction of the State Department of Transportation (DOT). Request for a traffic study should be forwarded to the State.

Concerns and comments followed:

- 1) Resident Roy Gritter inquired about Bill 81, relating to a one-time \$200 credit. He asked if it applies to condos. Councilmember Kobayashi answered the credit is available to anyone who qualifies for a home exemption.
- 2) Michaels noted that the Waikiki Shell has noise restrictions. She asked if there are any noise restrictions for Ala Moana Beach Park. Manke will follow-up.

The agenda resumed regular order.

TRAFFIC AND TRANSPORTATION – No report.

Honolulu High-Capacity Transit Corridor Project (HHCTCP) – Pat Lee circulated a brochure titled "Honolulu On The Move", an update on the HHCTCP. In addition, he stated the project consultants are still evaluating the four alternatives: a) no build; b) Transportation System Management; c) Managed Lane; and d) Fixed Guideway. He thanked those who attended the second round of meetings. For those who were unable to attend, visit www.honolulutransit.org for more information. By 2030, 90% of the employment growth and 93% of the population growth will be in this 23-mile corridor (from UH Manoa to Kapolei). Lawrence Spurgeon of Parsons Brinckerhoff Quade & Douglass, stated the next round of meetings will be held in September. They will be presenting the alternative to the City Council in November then the Council has to make a decision by December. There are five options for the Downtown/Chinatown/Ala Moana/Kakaako/Waikiki/Manoa areas. They are looking at all the options.

Concerns and comments followed:

- 1) A resident inquired the cost of mass transit. Spurgeon answered the estimated cost at somewhere around \$3 billion. Some of the costs went up. They will be working with financial planners. Federal money will be available.
- 2) Representative Harbin opposes the project. She said the project is based upon the half percent GET tax increase. Lee stated the City Council has introduced Bill 57 that guarantees payment of up to \$5 million so a private vendor can set up the computerized collection system for the mass transit tax. Spurgeon added that the project could continue even though there is a delay in collecting the tax, however if the tax is not collected the project may be in jeopardy.
- 3) A resident questioned how O'ahu is going to support mass transit when we can't even support TheBus. Instead, he suggested building an overpass since people are not getting out of their vehicles. Spurgeon stated the mass transit system will be faster than cars and more reliable. It will give people choices.
- 4) Gritter mentioned that if a tunnel is built underground not to have the same developers as Boston's underground tunnel. Spurgeon said the design would be completely different.
- 5) A resident indicated he was disappointed that the meeting at Honolulu Hale was based on the Mayor's time. Lee disagreed and said consultants stayed one-half hour after the Mayor departed to answer technical questions.
- 6) Spurgeon stated the Managed Lane alternative would be a more expensive system to build.
- 7) Representative Stevens inquired which alternative would require the least condemnation of eminent domain land. Spurgeon said he should have more information after the September meetings. All the alternatives requires the City to acquire property.

HEALTH AND PUBLIC SAFETY/ LIQUOR AND ADULT ESTABLISHMENTS – Hurst asked that the Board support his resolution to the Liquor Commission asking for enforcement of current rules. **Hurst moved and Sih seconded that the Ala Moana/Kakaako Neighborhood Board support his resolution to the Liquor Commission. The motion failed, 2-1-2** (Note – 5 votes or quorum is needed in order for a motion to pass). **Aye:** Hurst, Sih. **Nay:** Michaels. **Abstain:** Breinich, Kurtz. Chair Breinich reaffirmed Hurst that the resolution the Board passed years ago still stands.

LEGISLATIVE AND GOVERNMENTAL AFFAIRS – No report.

PARKS & WATERWAYS – No report.

ELECTED OFFICIALS:

Governor's Representative – Dr. Chiyome Fukino circulated the "Governor's Update" and highlighted the following: 1) The Governor will host the Third Annual International Women's Leadership Conference on August 29, Sheraton Waikiki Hotel. 2) The Governor signed an emergency proclamation that will accelerate the development of emergency and transitional shelters on O'ahu's Leeward Coast. The State is also providing land to Kaua'i and Mau'i, as well as resources to the Big Island to help resolve some of the homeless challenges in those counties. 3) Hurricane season is here. She encouraged everyone to have their emergency kits ready.

Senator Carol Fukunaga – Senator Fukunaga circulated her monthly report and highlighted the following: 1) The success of this year's Identity Theft bill package was a tremendous achievement particularly for senior citizens. She spent much of the 2005 interim working on an Identity Theft task force. 2) Kamaile Street residents are concerned

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about the dust from the Moana Pacific project so she spoke to Hawaiian Dredging (the construction company) and they took immediate action. 3) She is also following-up with Sheridan Street residents regarding concerns about Wal-Mart. She will be meeting with Walter Lott of Wal-Mart.

Senator Gordon Trimble – Kristi Su-Ako circulated Senator Trimble's monthly report. In addition, Senator Trimble stated he had concerns about the PacRBL in Kakaako. It's important that the community know what we are dealing with – the concern about being in a tsunami zone is a valid concern. This area should not be shut down in an emergency, but accessible. It may be an asset the community needs.

Representative Bev Harbin – Representative Harbin stated: 1) She acknowledged Chair Breinich for holding an informative meeting. 2) The Liquor Commission is aware of the new gambling devices that have infiltrated the district, especially the Sheridan Street businesses. This is a new criminal element. Weed & Seed officers are concerned about this issue. She asked to be on next month's agenda to address this matter.

Representative Scott Saiki – Senator Fukunaga circulated Representative Saiki's monthly report.

Representative Anne Stevens – Representative Stevens circulated her monthly report and reported: 1) Ala Wai Harbor Clean-up will be held this Saturday. Please meet at the Harbor Master Office at 8:00 a.m. 2) Graffiti paint-out for the Children's Discovery Center will be held in late-August – date to be determined. Volunteer are needed for both events. 3) She spent a lot of time on taxis. The State Department of Transportation (DOT) needs to resolve who is allowed to pick up cruise ship passengers and who is allowed to pick up Aloha Tower shoppers. 4) The crosswalk at Atkinson and YMCA needs to be re-stripped. She sent a letter to the City.

Councilmember Ann Kobayashi – Councilmember Kobayashi circulated her monthly report and reported: 1) The City Council held a public hearing today regarding the amount of parades and street closures in Waikiki. There were 60 events last year and they are trying to reduce it to 38 this year. 2) Regarding how mass transit will affect this area, she and Senator Fukunaga are working together on the issue.

Councilmember Rod Tam – Shawn Hamamoto circulated Councilmember Tam's monthly report and was available for questions.

ADJOURNMENT: By consensus, the Board adjourned at 8:46 p.m.

Submitted by:

Steve J. Rodrigues,
Neighborhood Assistant